

Rural Residence

RESIDENTIAL

16300 HICKMAN RIDGE RD

ROCA, NE 68430

\$806,452 TopHap Estimate · \$380 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,120 ft²

LIVING AREA

3.61 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$806K

\$767K low

\$846K high

Last Sale

\$720,000 · Jul 12, 2022

Est. Owner Equity

\$144,452

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$8,201 (2025)
Assessed Value	\$652,800
Previous Assessed	\$628,400
Assessor Market Value	\$652,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Lancaster
Lot (acres)	3.61
Construction	Frame (Unspecified)
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Deck · 180 ft²

Patio · 180 ft²

Porch · 480 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2022	Financing	Intrafamily Transfer			
May 12, 2022	Resale	Warranty Deed	\$720,000	\$340	\$612K
Mar 27, 2020	Resale	Warranty Deed	\$525,000	\$248	\$499K
May 1, 2015	Resale	Grant Deed	\$410,000	\$193	\$390K
Sep 28, 2005	Resale	Warranty Deed	\$332,000	\$157	\$257K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Norris Elementary School	Elementary	PK–2	5.9 mi
Norris Middle School	Middle	6–8	6.0 mi
Norris High School	High	9–12	6.0 mi

District: Norris School District 160

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 68430

47 CRIME INDEX	91 AIR POLLUTION	2,366 POPULATION	\$117K MEDIAN IN-COME	52°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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